

SNAPSHOT of HOME Program Performance--As of 12/31/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Fall River

State: MA

PJ's Total HOME Allocation Received: \$18,848,186

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State:	19		
% of Funds Committed	97.58 %	91.03 %	2	90.66 %	95	93	
% of Funds Disbursed	84.10 %	84.95 %	9	81.06 %	58	56	
Leveraging Ratio for Rental Activities	2.76	7.56	17	4.62	29	34	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	91.54 %	1	81.27 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	70.47 %	72.72 %	10	68.23 %	44	43	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	80.72 %	81.44 %	12	79.86 %	39	40	
% of 0-30% AMI Renters to All Renters***	49.86 %	49.59 %	10	44.82 %	63	59	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	93.91 %	96.41 %	16	94.65 %	23	25	
Overall Ranking:			In State:	8 / 19	Nationally:	63	63
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$22,849	\$26,175		\$25,419	690 Units	81.80	%
Homebuyer Unit	\$10,114	\$15,910		\$14,530	126 Units	14.90	%
Homeowner-Rehab Unit	\$18,545	\$14,817		\$20,251	28 Units	3.30	%
TBRA Unit	\$0	\$3,760		\$3,156	0 Units	0.00	%

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (201 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Fall River MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$65,111	\$70,311	\$20,505
State:*	\$141,741	\$99,134	\$22,785
National:**	\$89,640	\$72,481	\$22,984

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.12

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	80.5	92.9	85.7	0.0
Black/African American:	11.0	4.0	7.1	0.0
Asian:	0.2	0.0	0.0	0.0
American Indian/Alaska Native:	0.2	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.2	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.8	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	3.1	0.0	0.0	0.0

ETHNICITY:

Hispanic	5.0	2.4	7.1	0.0
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HOUSEHOLD SIZE:

1 Person:	55.7	29.4	39.3	0.0
2 Persons:	20.0	18.3	28.6	0.0
3 Persons:	11.3	27.8	7.1	0.0
4 Persons:	7.9	14.3	14.3	0.0
5 Persons:	3.2	7.9	7.1	0.0
6 Persons:	1.2	2.4	3.6	0.0
7 Persons:	0.5	0.0	0.0	0.0
8 or more Persons:	0.2	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	30.7	30.2	25.0	0.0
Elderly:	28.5	4.0	32.1	0.0
Related/Single Parent:	31.0	21.4	14.3	0.0
Related/Two Parent:	7.8	39.7	28.6	0.0
Other:	2.0	4.8	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	34.7	0.0 [#]
HOME TBRA:	0.0	
Other:	15.0	
No Assistance:	50.4	

of Section 504 Compliant Units / Completed Units Since 2001 135

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Fall River

State: MA

Group Rank: 63
(Percentile)

State Rank: 8 / 19 PJs

Overall Rank: 63
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.60%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.54%	70.47	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	80.72	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.20%	93.91	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.500	2.58	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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